



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

March 5, 2010

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Re: Four Seasons Plaza West (National City Bank ATM): An Amended Site Development Plan, Architectural Elevations, Lighting Plan and Architect's Statement of Design for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the intersection of Olive Boulevard and River Valley Drive.

Dear Board Members:

Doering Engineering Inc. has submitted, on behalf of Schuyler Corporation, an Amended Site Development Plan, Architectural Elevation, Lighting Plan and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a new sixty (60) square foot ATM machine. The exterior materials will be comprised of painted metal and plastic. The roof is proposed to be comprised of flat metal and plastic. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the Architectural Review Board Guidelines, City of Chesterfield Ordinance 2559, and the City of Chesterfield Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning and Public Works.

Project History:

This project was reviewed by the Architectural Review Board on February 11, 2010.

The Architectural Review Board made a motion to forward the project for approval with the following recommendation:

1. Recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM.

The petitioner has agreed to add landscaping to the adjacent island to provide screening for the back of the ATM. See the petitioner's letter attached in the Architectural Review Board Packet.

The project is back before the Architectural Review Board due to incorrect submittal information and lack of material samples from the previous meeting. The Petitioner notified Staff that they had submitted incorrect information regarding the building materials. Staff had presented the petitioner's proposed materials to be brick, stucco and painted metal at the previous Architectural Review Board meeting. Staff was informed by the petitioner that the proposed materials for the ATM are to be plastic and painted metal. Material samples will be provided at the meeting.

Actions Requested

The Department of Planning and Public Works requests action by the Architectural Review Board on this information presented.

Respectfully submitted,



Kristian Corbin,
Project Planner

Respectfully submitted,



Mara Perry, AICP
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

ARCHITECTURAL REVIEW BOARD

Project Name: Four Seasons Plaza West
(National City Bank, ATM)

Guidelines Review Checklist

Date of Review: February 22, 2010

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		
B. Circulation System and Access	X		
C. Topography	NA		There is no proposed grading to the site.
D. Retaining Walls	NA		There are no proposed retaining walls to the site.
General Requirements for Building Design			
A. Scale	X		
B. Design	X		The ATM is pre-fabricated. Design was created by TMS Design Services.
C. Materials and Color	X		
D. Landscape Design and Screening	X		The petitioner proposes to plant small shrubs on the adjacent parking lot island.
E. Signage	NA		Not submitted for approval at this time. Will be reviewed by the Department of Planning and Public Works.
F. Lighting	X		
Use Type:			
Access	X		
Exterior Elements	X		
Landscaping and Screening	X		The petitioner proposes to plant small shrubs on the adjacent parking lot island.
Scale	X		
Site Design	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines.

Form revised: February 2009



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 11/17/2009

Project Title: Four Seasons Plaza West Amended Site Development Plan Location: 13700 Olive Blvd.

Developer: Koelling & Associates Architect: _____ Engineer: Doering Engineering

PROJECT STATISTICS:

Size of site (in acres): 2.35 Total Square Footage: N/A Building Height: 10'-2"

Proposed Usage: ATM

Exterior Building Materials: Painted metal and plastic

Roof Material & Design: Flat metal and plastic

Screening Material & Design: N/A

Description of art or architecturally significant features (if any): N/A

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- N/A* Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Guidelines has been addressed and the intent of the project.
- N/A* Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

March 3, 2010

City of Chesterfield – Architectural Review Board
690 Chesterfield Parkway West
Chesterfield, MO 63017

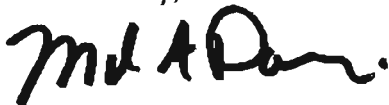
RE: Four Seasons Proposed ATM

Dear Sir:

This is to verify that we will landscape the island directly next to the proposed ATM. It will be designed to provide screening at the lower level. We will submit a landscape plan to the City, for staff approval, prior to construction.

If you have any questions, please do not hesitate to call.

Sincerely,



Mark A. Doering
President

March 3, 2010

City of Chesterfield – Architectural Review Board
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: Four Seasons Four Proposed ATM

Dear Sir:

We are proposing the Addition of an ATM for the Four Seasons Plaza West site. We believe this will be complimentary to the existing use. Please note the following information corresponding to the “Architectural Review Board Guidelines”.

3.a.) The ATM is located to compliment existing traffic patterns. There are no major changes in the traffic circulation plan. The proposed location is safe for pedestrian movements and does not interfere with any of the existing uses. Due to the type of use, there are no proposed public plazas, courtyards, assembly area, scenic views, fountains, or public art. Climate, solar angles and outdoor activities are not applicable to this proposal.

3.b.) The proposal does not affect any existing bicycle or pedestrian circulation. The vehicular circulation for the site remains the same. Consideration of Public transportation, landscaping areas, parking locations, establishment of areas with visual interest, new open spaces are not applicable to this proposal.

3.c.) (1) Topography for screening between uses and developments is not applicable for this proposal.
(2) There is no proposed grading for this project.
(3) There is no proposed grading for this project.

3.d.) (1-5) There are no proposed retaining walls for this site.

4.a) The scale of the ATM is compatible with the existing buildings on the site. The “Human and Generic” Scale are not applicable to this proposal.

- 4.b.) (1) Does not apply.
(2) Does not apply.
(3) The ATM does include the bank's logo. See drawing.
(4) Does not apply.
(5) Does not apply.
(6) Does not apply.
(7) Does not apply.
(8) Does not apply.
(9) Does not apply.
(10) Does not apply.

4.c.) The ATM is a stand alone convenience for our customers. The colors of the ATM and the colors of the existing buildings are not applicable to this proposal. The proposed materials are very durable. There are no proposed signs for this proposal. Contrasting pavement types do not apply.

4.d.) There is no proposed development, building, wall and fences. We will provide landscaping along the island directly next to the ATM which will serve as some low screening.

4.e.) There is no proposed signage.

4.f.) Site Lighting is review through a separate process.

Architectural Review Board Guidelines Table on Page 7

Access: There is no proposed changes in access to the site or buildings on the site. The section is not applicable.

Exterior Elements: Design styles, details and palettes for the development are not applicable. There are no new proposed outdoor retail sales areas.

Lanscaping and Screening: We are proposing Landscaping/screening in the island directly next to the ATM.

Scale: This section is not applicable.

Site Design: This section is not applicable.

Thank you for your assistance in this project and if I can be of any further service to you, please do not hesitate to contact me.

Sincerely,



Mark A. Doering
President

H584 CANOPY w/ OPTEVA 750

APPROVED: _____

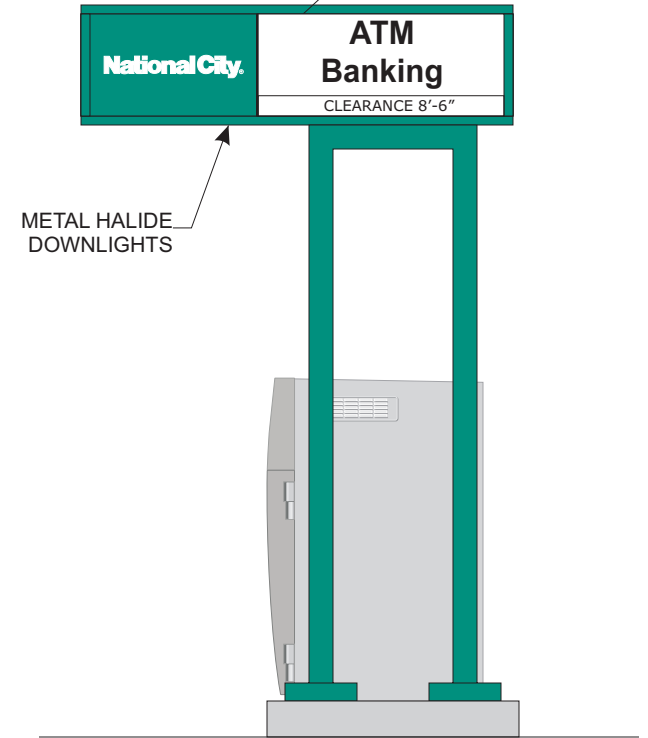
DATE: _____

BACKLIT LEXAN SIGNAGE



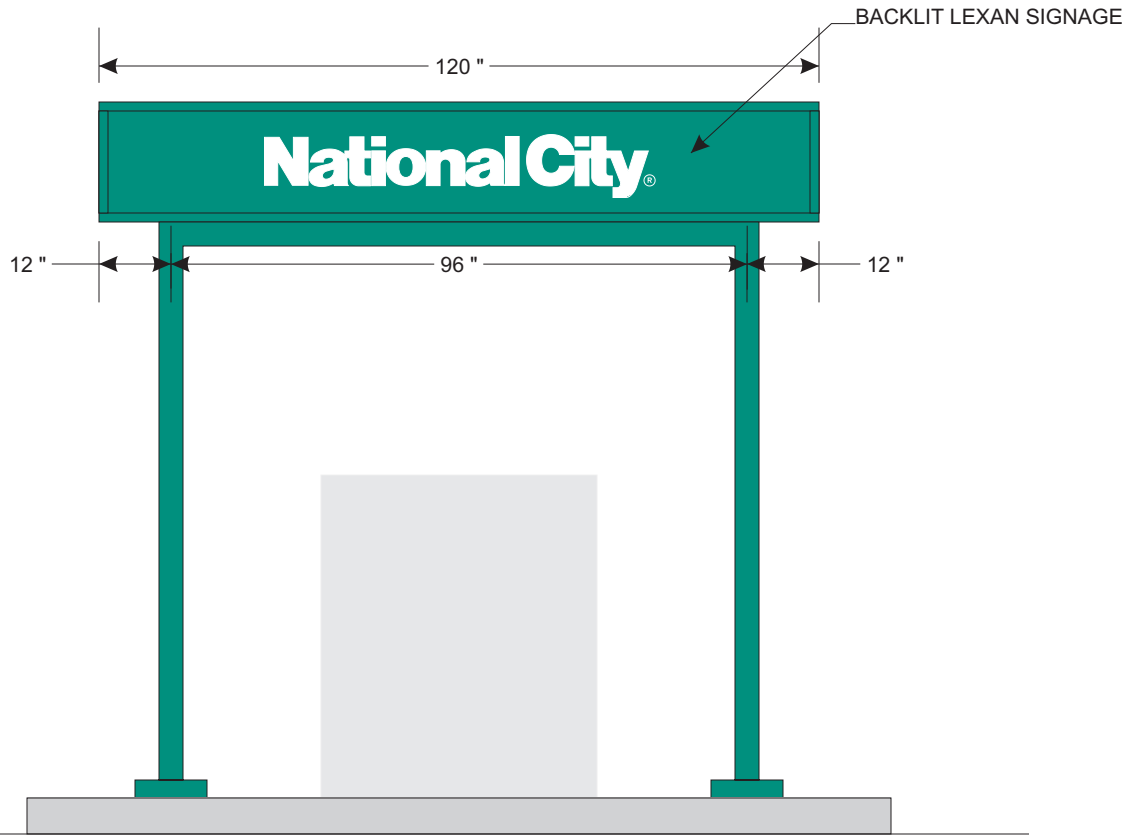
FRONT ELEVATION

BACKLIT LEXAN SIGNAGE

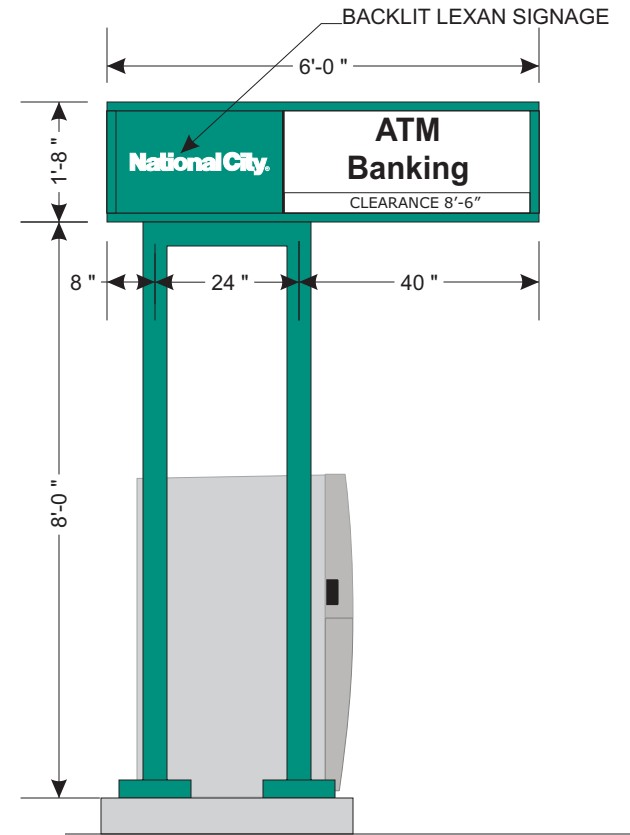


EXIT ELEVATION

H584 CANOPY w/ OPTEVA 750



REAR ELEVATION



APPROACH ELEVATION



FREE BILLING BASED
COLUMBIA
BANKING IS
GUNDAKER
TAX
ALL DAY

National City
ATM
Banking
CLEARANCE 8" x 8"
National City

ATM

FOUR SEASONS PLAZA WEST AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, FLAT 6, BOOK 171, PAGE 17 AND IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST

SHEET INDEX

COVER SHEET
SITE PLAN
LIGHTING PLAN

C1
C2
C3

GENERAL NOTES:
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS.
TOPOGRAPHIC SURVEY PREPARED BY DOERING ENGINEERING INC.
SIDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO ADA STANDARDS AND SPECIFICATIONS.
STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.
ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
SIGNAGE APPROVAL IS A SEPARATE PROCESS.
DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNLESS OTHERWISE SPECIFIED.
EXISTING LIGHT POLES ARE 24".
MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING UTILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, EITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE.
ALL P.V.C. SEWER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.
WHEN P.V.C. PIPE IS USED, AN APPROPRIATE RUBBER SEAL WATERSTOP, AS PROVIDED BY THE SEWER DISTRICT, SHALL BE INSTALLED BETWEEN P.V.C. PIPE AND MASONRY (CONCRETE AND BRICK) STRUCTURES.
TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEWER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEWER CONSTRUCTION ON THE PROJECT.
CONTRACTOR TO INSTALL STORM SEWERS, SANITARY SEWERS, WATER LINES, METERS, METER BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MUNICIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
NEW CONTOURS ARE SHOWN TO FINISHED TOPSOIL AND FINISHED PAVEMENT GRADES. CONTRACTOR SHALL GRADE PAVEMENT AND BUILDING PAD AREAS TO SUBGRADE.
NEW GRADES SHALL BE WITHIN 0.1 FEET, MORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.
CONTRACTOR SHALL GRADE AND CONSTRUCT IMPROVEMENTS TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES, SWALES OR OFF SITE. PONDING OF STORM WATER WILL NOT BE PERMITTED DURING OR AFTER CONSTRUCTION.
THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.
ALL TRASH AND DEBRIS ON SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

M.S.D. NOTES:
ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2000 AND THE METROPOLITAN ST. LOUIS SEWER DISTRICT RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORM SEWER DRAINAGE FACILITIES, 2006.
MAINTENANCE OF THE SEWERS DESIGNATED AS "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE DEVELOPER SHALL PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORM WATER DRAINAGE FACILITY", SECTION 10.080 (ADDENDUM).
SOILS ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE ORIGINAL GRADE, HAS BEEN COMPACTED TO 90% OF "MODIFIED PROCTOR". FILL IS TO BE PLACED IN A MAXIMUM OF 9-INCH LIFTS. TEST SHALL BE TAKEN AT A MAXIMUM OF 50-FOOT INTERVALS ALONG THE ROUTE OF THE PIPE, AT A MAXIMUM OF 2-FOOT VERTICALLY; AND LATERALLY ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO M.S.D. PRIOR TO CONSTRUCTION APPROVAL.
SEPTIC TANK ABANDONMENT: SEPTIC TANKS SHALL BE ABANDONED IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 1992.
SILT/CO. NOTES:
ALL CONSTRUCTION SHALL BE PER THE MOST CURRENT DETAILS LOCATED IN ST. LOUIS COUNTY'S DESIGN CRITERIA BOOK AND THE SEDIMENT AND EROSION CONTROL MANUAL.
INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, SHALL BE REVIEWED BY THE DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION TO THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHALL ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.
NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
ALL DISTURBED EARTH AREA WITHIN THE CITY OF CHESTERFIELD RIGHT-OF-WAY SHALL BE SOOLED.
ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF CHESTERFIELD.
PERMIT WILL BE REQUIRED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION OF RETAINING WALLS.
PERMIT WILL BE REQUIRED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS FOR ROOF DRAIN CONNECTION.
ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
ANY DISTURBED OFFSITE PROPERTY (E. BUSHES, TREES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.
INTERNAL (PRIVATE) STORM SEWERS WILL REQUIRE A SEPARATE DRAIN LAYER PERMIT FROM CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS.
THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THEREON SHALL BE CLEANED THROUGHOUT THE DAY. THE DEVELOPER SHALL KEEP THE ROAD CLEAR OF MUD AND DEBRIS AT ALL TIMES.
PROVIDE ADEQUATE OFF-STREET STABILIZED PARKING AREA(S) FOR CONSTRUCTION EMPLOYEES AND A WASHDOWN STATION FOR CONSTRUCTION VEHICLES ENTERING AND LEAVING THE SITE IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVIN CONDITIONS.
CONSTRUCTION PARKING SHALL NOT BE PERMITTED ON PUBLIC-MAINTAINED ROADWAYS. ADEQUATE OFF-STREET STABILIZED PARKING AREA(S) SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES.

SITE INFORMATION:

AREA OF TRACT: 102,366 SF OR 2.35 AC.
EXISTING USE: COMMERCIAL
EXISTING ZONING: PC-PLANNED COMMERCIAL
BUILDING: 22,150 S.F.
PARKING CALCULATION:
RETAIL SPACE = 80% x 22,150 = 17,720 S.F. OR 17.72 x 5.50 SP/1,000 S.F. = 97.4
OFFICE SPACE = 20% x 22,150 = 4,430 S.F. OF 4.43 x 3.33 SP/1,000 S.F. = 14.6
TOTAL SPACE REQUIRED 112 SPACES
PARKING PROVIDED: 117 SPACES
TOTAL PARKING AFTER ATM INSTALLATION: 113 SPACES

GENERAL NOTES:

- THE SITE IS LOCATED AT APPROXIMATELY 1500 FEET WEST OF THE INTERSECTION OF OLIVE STREET AND HIGHWAY 141.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2000.
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFIELD AND MSD STANDARDS.
- NO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL ROOFTOP MECHANICAL EQUIPMENT ON BUILDINGS SHALL BE ADEQUATELY SCREENED BY FENCING OR OTHER SCREENING MATERIALS AS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION.
- A LAND DISTURBANCE PERMIT MAY BE REQUIRED.
- SITE PLAN APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS THROUGHOUT SITE.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
- NO FLOOD PLAIN ON SITE PER FEMA MAP # 20189C0145 H
- PLANS SHOWN FROM AVAILABLE RECORDS. SITE SUBJECT TO TOPOGRAPHICAL SURVEY.

THIS SITE IS GOVERNED BY CITY OF CHESTERFIELD ORDINANCE 2359.

Name of Owner _____
In connection with a change of zoning for the following described property from _____ (prior zoning) to _____ (present zoning)

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, FLAT 6, BOOK 171, PAGE 17, AND IN U.S. SURVEY 207, T.46N., R.5E., ST. LOUIS COUNTY, MISSOURI, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD AS WIDENED WHICH POINT BEARS SOUTH 7 DEGREES 40 MINUTES 10 SECONDS WEST A DISTANCE OF 20.04 FT. FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MISSOURI FOUR SEASONS, INC. BY DEED RECORDED IN BOOK 464B, PAGES 122, 123, AND 124 OF THE ST. LOUIS COUNTY RECORDS TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 40 MINUTES 30 SECONDS EAST A DISTANCE OF 267.50 FT. TO A POINT; THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 377.53 FT. TO A POINT; THENCE NORTH 78 DEGREES 40 MINUTES 30 SECONDS WEST A DISTANCE OF 281.00 FT. TO A POINT; THENCE NORTH 7 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 350.19 FT. TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST A DISTANCE OF 15.21 FT. TO A POINT; THENCE NORTH 11 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 25.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.35 ACRES.

_____ the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, _____ of City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____
(Name Typed): _____

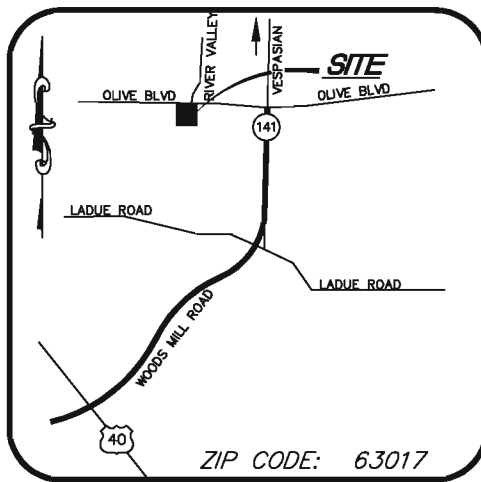
State of _____ }
County of _____ } S.S.

On this _____ day of _____ A.D., 20____ before me personally appeared _____ to me know, who, being by me sworn in, did say _____ (Office of Corporation)

that he/she is the _____ of the _____ a corporation in the State of _____ and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors, and the said _____ (Office of Corporation) acknowledged said instrument to be free and deed of said corporation.

This site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attached to by the Planning and Development Services Director and the City Clerk.

_____ Planning and Development Services Director
_____ City Clerk



LOCATION MAP

(NOT TO SCALE)

WUNNENBURG'S: AA-17
LOCATOR NO.: 16Q230260
ADDRESS: 13700 OLIVE BLVD.
CHESTERFIELD, MO 63017

TOTAL AREA OF TRACT: 2.35 ACRES
PRESENT ZONING: PC-PLANNED COMMERCIAL
COMMERCIAL DISTRICT

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, FLAT 6, BOOK 171, PAGE 17, AND IN U.S. SURVEY 207, T.46N., R.5E., ST. LOUIS COUNTY, MISSOURI, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD AS WIDENED WHICH POINT BEARS SOUTH 7 DEGREES 40 MINUTES 10 SECONDS WEST A DISTANCE OF 20.04 FT. FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MISSOURI FOUR SEASONS, INC. BY DEED RECORDED IN BOOK 464B, PAGES 122, 123, AND 124 OF THE ST. LOUIS COUNTY RECORDS TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 78 DEGREES 40 MINUTES 30 SECONDS EAST A DISTANCE OF 267.50 FT. TO A POINT; THENCE SOUTH 11 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 377.53 FT. TO A POINT; THENCE NORTH 78 DEGREES 40 MINUTES 30 SECONDS WEST A DISTANCE OF 281.00 FT. TO A POINT; THENCE NORTH 7 DEGREES 40 MINUTES 10 SECONDS EAST A DISTANCE OF 350.19 FT. TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST A DISTANCE OF 15.21 FT. TO A POINT; THENCE NORTH 11 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 25.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 2.35 ACRES.

PREPARED FOR:

PHIL HENDRICKS
SCHUYER CORPORATION
900 S. HIGHWAY DRIVE
FENTON, MISSOURI 63026
(636) 326-9303

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

MoDOT underground facilities are not on the DIGRITE system. The MoDOT call number is 314-340-4100.

Engineer's Certification:

This is to certify that Doering Engineering, Inc. has prepared an amended site development section plan which is a correct representation of all existing and proposed land divisions.

Mark A Doering PE-23059
Doering Engineering, Inc.
Date: 2/12/10

MSD P# 12357

BASE MAP 16-Q4

LEGEND NEW IMPROVEMENTS

- CONTOUR — ELEV —
- SPOT ELEVATION — ELEV —
- CURB INLET —
- CLEANOUT / SAMPLE TEE — CO/ST
- DOWNSPOUT — OS
- SIGN —
- HANDICAPPED SYMBOL —
- WATER LINE — W —
- GAS SERVICE — G —
- ELECTRIC SERVICE — E —
- TELEPHONE SERVICE — T —
- CONCRETE PAVEMENT —
- ASPHALT PAVEMENT —
- USE IN PLACE — U.I.P.
- ADJUST TO GRADE — A.T.G.

LEGEND EXISTING TOPOGRAPHIC

- Sidewalk —
- Building —
- Foundation —
- Fence —
- Wall —
- Tree Line —
- Stream —
- Brush/Shrub Line —
- Index Contour —
- Intermediate Contour —
- Depression Contour —
- Guard Rail —
- Swamp Symbol —
- Control Point —
- Spot Elevation —
- Single Tree —
- Located Object —
- Catch Basin —
- Manhole —
- Pole —
- Sign —
- Fire Hydrant —
- Light Pole —
- Inlet Symbol —
- Railroad —
- Paved Road —
- Unpaved Road —
- Trail —
- Pipe line —
- Driveway —
- Traffic Light —
- Electric Box —
- Water Valve —
- Water Meter —
- Gas Meter —

PERTINENT INFORMATION:

- SEWER DISTRICT:
- ELECTRIC:
- GAS:
- PHONE:
- WATER:
- SCHOOL DISTRICT:
- FIRE DISTRICT:

M.S.D.
AMERENUE
LACLEDE GAS
SOUTHWESTERN BELL
MISSOURI-AMERICAN WATER
PARKWAY
MONARCH FIRE PROTECTION DISTRICT

OPEN SPACE CALCULATION:

TOAL SITE AREA= 2.35 AC.
OPEN SPACE= 0.55 AC.
0.55 AC/ 2.35 AC. = 23%

FLOOR AREA RATIO CALCULATION:

BUILDING= 22,150 S.F. OR 0.51 AC.
0.51 AC/ 2.35 AC. = 22%
MAXIMUM 24%

FLOODMAP
FEMA MAP #20189C0145H, EFFECTIVE
DATE AUGUST 2, 1995 SUBJECT
PROPERTY NOT WITHIN ANY FLOOD ZONES

S/LC/MSD BENCHMARK # 8-288: ELEV. 583.33

"L" ON THE SOUTHWEST CORNER OF A FIRE STATION SIGNAL CONTROL BOX OF CHESTERFIELD FIRE DEPARTMENT STATION # 4 AND ADMINISTRATIVE OFFICES 13725 OLIVE BLVD., 0.1 MILES WEST OF RIVER VALLEY DRIVE.

1989 DOERING ENGINEERING 20th ANNIVERSARY 2009
ST. LOUIS, MO

Revised	Comment
1	Submit to City of Chesterfield 4/6/10
2	Submit to client 5/10/10
3	Final Plan Sub. to Chesterfield 12/29/10
4	Rev. per city comments 1/28/10
5	Rev. per city comments 2/12/10

Engineered By:
DOERING ENGINEERING
CIVIL ENGINEERING • PLANNING • SURVEYING

Missouri Office
2200 Grinnell Inc.
2200 Grinnell Inc.
St. Louis, Missouri 63103
Tel: (314) 845-1718
Fax: (314) 845-1718

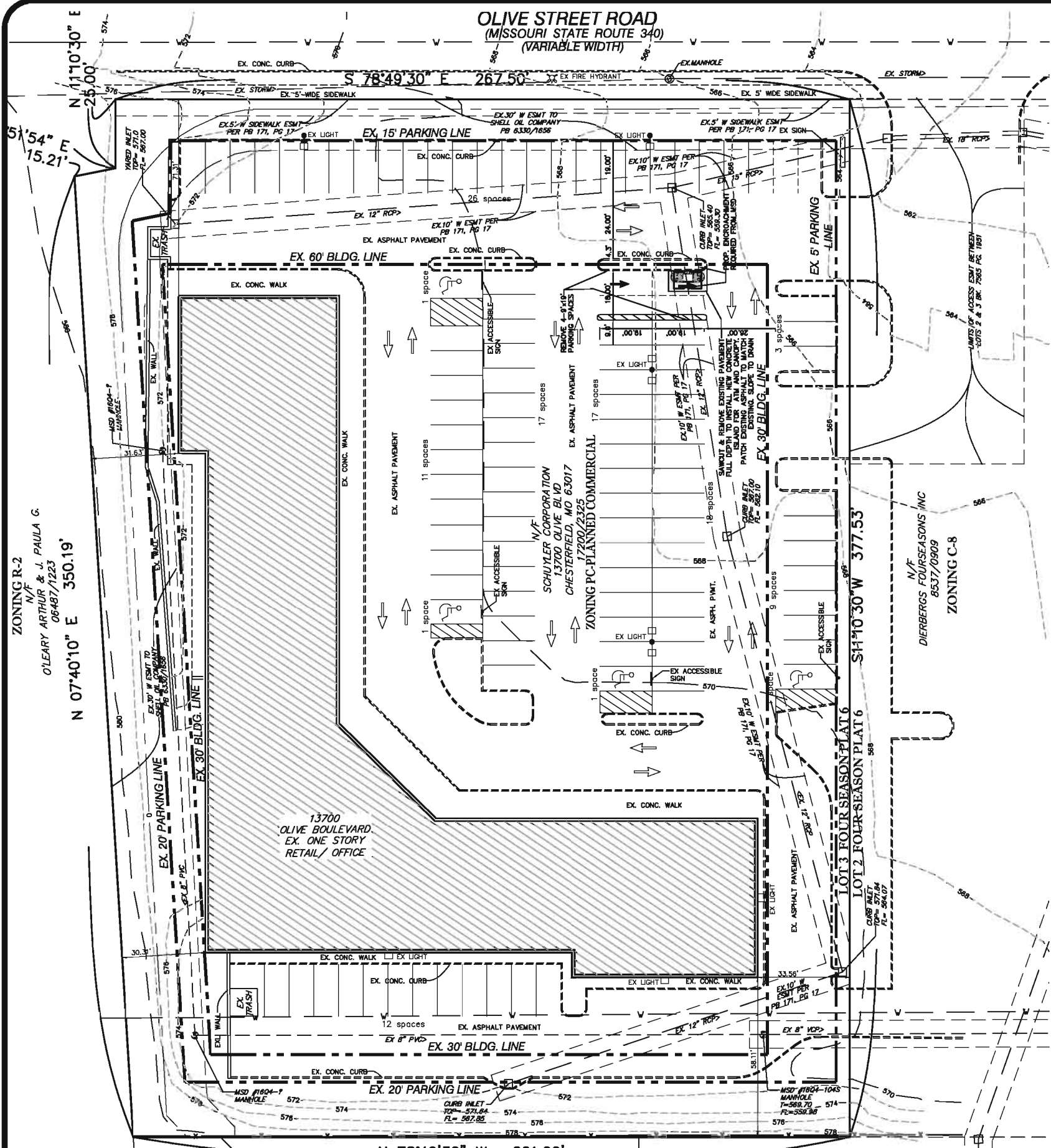
Illinois Office
2200 Grinnell Inc.
2200 Grinnell Inc.
St. Louis, Missouri 63103
Tel: (314) 845-1718
Fax: (314) 845-1718

Seal

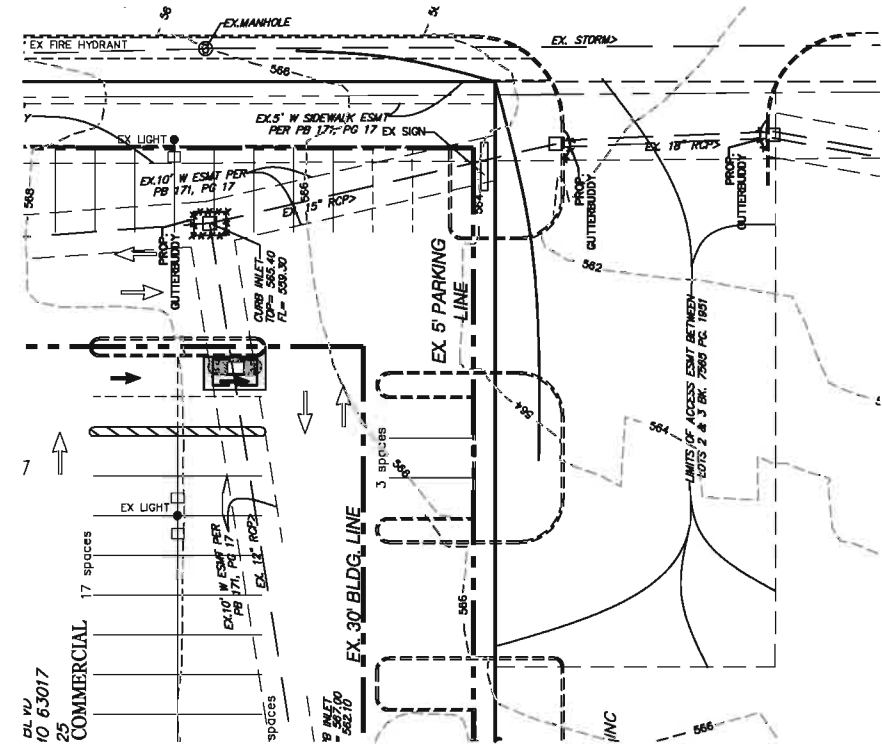
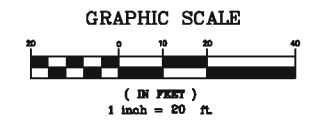
MO. CORPORATE
LICENSE NO. 001947
IL. CORPORATE
LICENSE NO. 184.000305

FOUR SEASONS PLAZA WEST AMENDED
SITE DEVELOPMENT PLAN
13700 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017

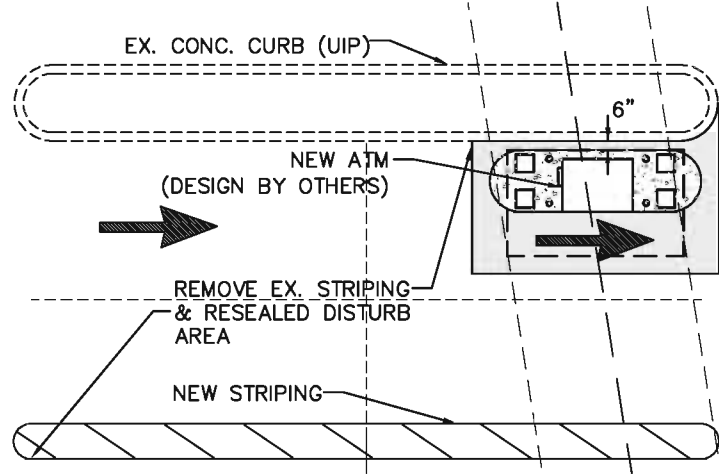
Date: 03/10/09
Order Number: 0.9034
File Name: 09034_FINAL_DEV
Drawn By: RL
Sheet
Check By: RL
Date: 03/10/09
Scale: 1/8" = 1'-0"
12357



NOTE:
NO PROPOSED CHANGES
TO EXISTING LANDSCAPING.



EROSION CONTROL PLAN
SCALE 1"=20'



ATM DETAIL
SCALE 1"=5'

N/F
O'LEARY ARTHUR & J. PAULA G.
06487/1223

"FOUR SEASONS SECTION NO.5"
ZONING R-3

N/F
WEINBERG DONALD P KAREN S H/W
7425/1720

MSD P#12357

BASE MAP 16-Q4



Revised	Comment
1	Submit to City of Chesterfield 4/6/10
2	Submit to client 5/10/10
3	Final Plan Sub. to Chesterfield 12/29/10
4	Rev. per city comments 1/29/10
5	Rev. per city comments 2/12/10

Engineered By:

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Fax: (618) 847-6833

Seal

Missouri State Seal

Paul A. Doering

2/12/10

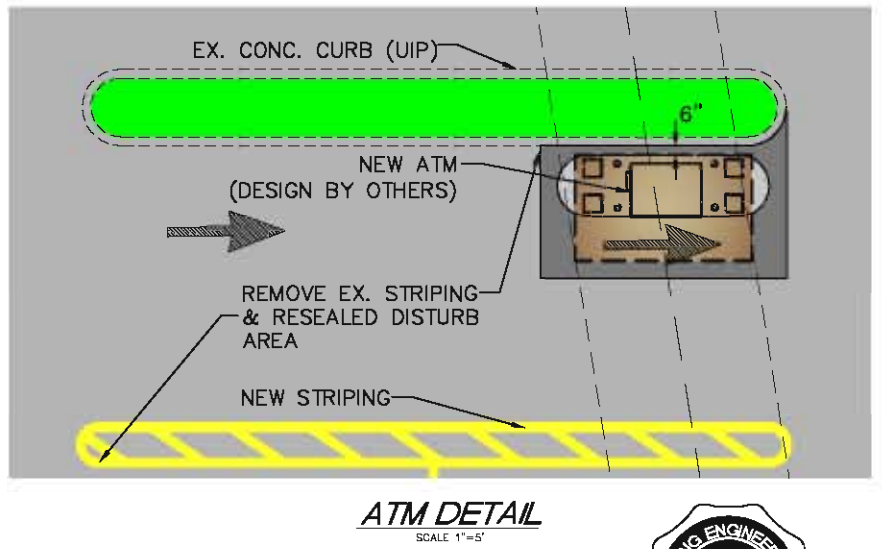
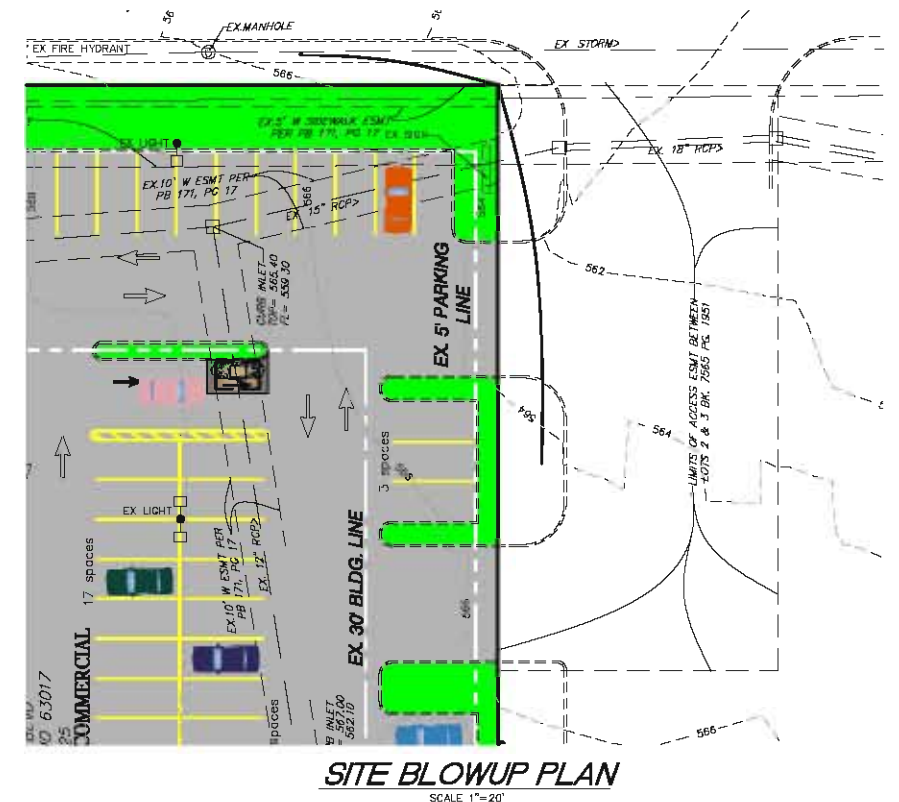
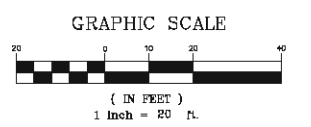
ENGINEER
CIVIL ENGINEER E-23059
12810
MO. CORPORATE
LICENSE NO. 001347
IL CORPORATE
LICENSE NO. 184.000305

FOUR SEASONS PLAZA WEST AMENDED
SITE DEVELOPMENT PLAN
13700 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017

Date: 03/10/09	Sheet
Order Number: 09034	Drawn By: RL
File Name: 09034_FINAL_DEV	Check By: RL
Drawn Date: 180	MSD P#
12357	C2



NOTE:
NO PROPOSED CHANGES
TO EXISTING LANDSCAPING.



MSD P#12357

BASE MAP 16-Q4



Revised	Comment

Engineered By:

DOERING ENGINEERING Inc.
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Seal

MO. CORPORATE
LICENSE NO. 001347
IL. CORPORATE
LICENSE NO. 184.003005

**FOUR SEASONS PLAZA WEST AMENDED
SITE DEVELOPMENT PLAN**
19700 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017

Date: 1/27/10
Order Number: 09034
File Name: 09034_CLR_SITE
Drawn By: RL
Check By: RL
Base Map: 16Q
MSD P# 12357

C1



FOUR SEASONS PLAZA WEST
 AMENDED SITE DEVELOPMENT SECTION PLAN
 18700 OLIVE BOULEVARD
 CHESTERFIELD, MISSOURI 63017



(OR EQUAL)

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	Fits	Watts
	A	2	EX. TWH 4004	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W MH, W/ CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	84112102/ies	100
	B	2	EX. KSF2 400M FMS	AREA LIGHT WITH TYPE 4, CUTOFF REFLECTOR, FLAT GLASS LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	90041201/IES	400
	C	2	EX. KSF2 400M R3	AREA LIGHT WITH TYPE 3, SHORT, CUTOFF REFLECTOR, FLAT GLASS LENS.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	94100501/IES	400
	D	1	PROP. KPS 100M R3	TYPE III PARKING GARAGE LUMINAIRE	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	88041202/IES	100
	E	1	EX. TWH 100M FS	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W MH, CLEAR LAMP, W/ FULL SHIELD.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTU0364/IES	100

STATISTICS		
Avg	Max	Min
1.7 fc	54.5 fc	0.0 fc

NOTES:
 Existing lighting shown for City of Chesterfield requirements. Only improvement at this time is the installation of (1) one light to be installed under the proposed canopy at 0'-0" high. (see schedule for specifications)
 Lighting for the site, with exception of security lighting, shall be turned off by 10:00 p.m., (7) seven days a week.

SCALE:
 1"=20'

Designer
 JAB
 Date
 12/28/09
 Scale
 Drawing No.

C3